

The Banta Davis Task Force
Minutes
January 3, 2012

Present: John D. Williams, Board of Selectmen (BOS), Chair; W. Randall Brown, Carlisle Housing Authority; Grant Challenger, Community Representative; Greg D. Peterson, Chair, Affordable Housing Trust; Jonathan Stevens, Planning Board; Mary Storrs, Carlisle Public Schools.

Absent: Richard Amodei, Recreation Commission

Guests: Cecile Sandwen, Carlisle Mosquito; Elizabeth D. Barnett, Housing Coordinator.

1. **Meeting Called to Order** at 7:37 pm.
2. **Swearing in of Members.** This included the distribution of Commonwealth of Massachusetts Open Meeting materials.
3. **Review of Charter and Overall Purpose: Family Affordable Housing.** John Williams led the discussion on the Board of Selectmen's charge to the Committee. He emphasized that this would be an accelerated four-month schedule. Greg Peterson went on to brief the committee on the state's Chapter 40B requirements and the importance of the Department of Housing and Community Development (DHCD) Subsidized Housing Inventory (SHI). He explained that the Town would eventually need to add 142 affordable units to its currently permitted 46 units, in order to receive a long-term DHCD "safe harbor" from unfriendly Chapter 40B developments. Mr. Peterson discussed the Town's progress in comparison with its neighbors (distributed handout). He discussed DHCD's commitment to increasing the family affordable housing supply as well as overall affordable rental housing project scale/financial feasibility. He noted that, according to industry colleagues, 60 to 80 affordable family rental units would be required to make the project economically feasible to developers.

Also discussed were: the capacity of the Town's Carlisle Public Schools wastewater treatment plant and potential future capacity for affordable housing (as well as a possible future Gleason Public Library tie in); the need to preserve playing fields on the Banta Davis site; and the location of the well and Department of Environmental Protection Public Water Supply Zone One area (wellhead) which would serve the proposed rental development.
4. **Relationship of family affordable housing with NOAH Benfield Farms Senior Housing.** Discussion on the crucial importance that the Town make progress in the area of affordable family housing in order to receive DHCD One-Stop funding for other types of affordable housing projects, such as senior housing.

5. **Brief overview of members and perspectives:** the BDTF introduced themselves individually and discussed their perspectives. W. Randall Brown shared his interest (distributed handout) in the Town's "housing pipeline" as outlined in the 2010 Town of Carlisle Housing Production Plan. Mr. Peterson described his past and ongoing commitment to land conservation.
6. **Election of officers.** Mr. Peterson nominated John D. Williams for Chair. Mary Storrs seconded the nomination. Vote unanimous (all present). Mr. Peterson nominated Grant Challenger for Vice-Chair. Mary Storrs seconded the nomination. Vote unanimous (all present). Mr. Brown nominated himself for Secretary. Mr. Williams seconded it. Vote unanimous (all present).
7. **Identification of documents in hand and votes still needed.** Elizabeth Barnett, Housing Coordinator, distributed the Banta Davis Document Chronology, including documents which she had produced. Mr. Peterson made additional recommendations about additional historic and permitting documents for the chronology.

Mr. Peterson also proposed that a request be made to Town Counsel to write an opinion regarding any legal obstacles to using the property and the Carlisle Public Schools wastewater treatment plant. He identified the key affordable housing challenges as having to do either with water, sewer or land. Grant Challenger offered to provide examples of successful affordable family housing from California (his former home state). In response to the concern of not being able to send large electronic files, Mr. Challenger offered to set up a "Google Forum," whereby the documents might be loaded for BDTF viewing.

8. **Discuss end process, end product, timeline.** Clarification was made that the mission of the BDTF, was solely to determine if proposed family housing was technically feasible.

Documents Distributed (in meeting file):

1. John D. Williams, Board of Selectmen - **Banta Davis Task Force Charter**
2. W. Randall Brown - **Carlisle Housing Authority Input**, dated 1/3/2012.
3. Greg D. Peterson - **Chapter 40B Progress – Carlisle and Surrounding Towns**, dated June 30, 2011
4. Elizabeth D. Barnett - **Banta Davis Chronology** and documents, dated 1/3/2012.

Meeting adjourned: 9:20 p.m.

Respectfully submitted,

Elizabeth D. Barnett, Housing Coordinator